

South Bottoms Historic District
Eaton-Worster House
715 South 1st Street
Lincoln
Lancaster County
Nebraska

HABS No. NE-43-E

HABS
NEB
SS. LINC,
6E

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

HABS
NEB,
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6E-

EATON-WORSTER HOUSE

Location: 715 South 1st Street, Lincoln
Lancaster, Co., Nebraska
(South Bottoms Historic District)

Present Owner: City of Lincoln

Present Occupant: Vacant

Present Use: Vacant

Statement of
Significance: The Eaton-Worster house is historically associated with the predominant Volga-German culture of the South Bottoms Historic District, and contributes architecturally to the district in its massing characteristics which are compatible with those associated with more explicitly German-Russian house types.

HISTORICAL INFORMATION

1. Original and Subsequent Owners: Lots South eleven and three-fourths feet of 11, 12, Eaton's Subdivision, City of Lincoln

1888 Plat No. 434 June 8, 1888, Book 2 page 206,
Lots 1-12
Annie J. Eaton & O. W. Eaton
to
the public

1907 Quitclaim Deed March 23, 1907, Book 139 page 611,
Lots (p)10-12
Nellie B. Eaton et al (Edna G.)
to
John Worster
\$1,000

1907 Deed March 23, 1907, Book 135 page 600,
Lots (p)10-12
R. G. Gable
to
Edna G. Eaton
\$950

1907 Deed March 23, 1907, Book 517 page 517,
Lots (p)10-12
Edna G. Eaton et al (Nellie Eaton & Webster Eaton)
to
John Worster
\$1

- 1907 Mortgage March 23, 1907, Book 145 page 181,
Lots (p)10-12
John Worster et al (Johannes & Anna Maria)
to
Fred W. Mumme
\$300
- 1908 Release Book 157 page 53, Lots (p)10-12
Recorded February 25, 1908
Fred W. Mumme
to
Johannes Worster et al
- 1908 Mechanics Lien March 21, 1908, Book L Page 591,
Lots (P)10-12
Richard S. Young, Builder Supply Co.
to
Henry Worster
\$85.61
Account of work, labor, skill and materials done,
performed, and furnished by R. S. Young, Builder
Supply Co. under oral contract for erection of
certain dwelling house and appurtenances as the
original contractor in about said building.
(Brick, sand, stone, ash grove lime)
- 1908 Mortgage November 23, 1908, Book 164 page 406,
Lots (p)10-12
John Worster et al (Anna)
to
Pauline Meyer
\$600
- 1909 Mechanical Lien March 26, 1909, Book M page 218,
Lots (p)10-12
Dierks Lumber & Coal Co.
to
John Worster
\$36.39 (for sidewalk)
- 1910 Release Mechanical Lien Book M page 480,
Lots (p)10-12
Recorded February 18, 1910
Dierks Lumber & Coal Co.
to
John Worster
- 1912 Mortgage April 8, 1912, Book 187 page 366,
Lots (p)10-12
John Worster & Wife (Anna)
to
Mollie Mohr
\$500

- 1917 Release Book 217 page 150, Lots (p)10-12
Recorded April 9, 1917
Mollie Fricke
to
John Worster et al
- 1917 Mortgage April 9, 1917, Book 219 page 370,
Lots (p)10-12
John Worster et al
to
Henry J. Amen
\$400
- 1924 Mechanical Lien December 8, 1924, Book V page 602,
Lots (p)11-12
Capitol Supply Co.
to
John Worster
\$219.67
Itemized account of work, labor, skill and materials
is a true and correct account furnished by affiant for
John Worster under a verbal contract Gus Menne, contra-
ctor for erection of a plumbing job, on said premises
August 22, 1924 to October 8, 1924.
(Drains, roof flash, STD 1/8 bends, range, boiler,
etc.)
- 1926 Release Book X page 232, Lots (p)11-12
Recorded December 3, 1926
Capitol Supply Co.
to
John Worster
- 1937 Assistance Lien September 1, 1937, Book 406 page 219,
Lots (p)10-12
Department of Assistance
to
Mrs. Anna Worster - Old Age Assistance
- 1939 Assistance Lien October 31, 1939, Book 406 page 239,
Lots (p)10-12
Department of Assistance
to
Mrs. Anna Worster - Old Age Assistance
- 1939 Assistance Lien July 8, 1939, Book 406 page 240,
Lots (p)10-12
Department of Assistance
to
John Worster - Old Age Assistance
- 1947 Award Certificate October 9, 1947, Book 485 page 91,
Lots (p)11-12
Department of Assistance
to

Anna Worster - Old Age Assistance

- 1951 Release Assistance Award Book 553 page 29,
Lots (p)11-12
January 24, 1951
Lancaster County Treasurer
to
Anna Worster
- 1952 Warranty Deed April 1952, Book 508 page 503,
Lots (p)11-12
Heirs of John Worster (Anna Strasheim, widow, John
and Mary Worster, Alex and Emma Worster, Henry and
Margaret Worster, Katherine and George Hastings)
to
Asa L. Smith & Wife (Alma)
\$4,000
- 1954 Mortgage October 13, 1954, Book 640 page 343,
Lots (p)11-12
Asa L. Smith & Wife (Alma)
to
Nebraska Central Building and Loan Association
\$5,100
- 1955 Affidavit February 25, 1955, Book 54 page 484,
Lots (p)11-12
Alma R. Smith as to possession
- Affidavit February 25, 1955, Book 54 page 481,
 Lots (p)11-12
 Leonard Dunker as to John J. Worster
- 1966 Release Book 931 page 318, Lots (p)11-12
Recorded April 25, 1966
Nebraska Central Building and Loan
to
Asa L. Smith and Wife
- 1971 Mortgage July 12, 1971, Book 71 page 9774,
Lots (p)11-12
Highland Corporation
to
State Securities Co.
\$8,000
- 1971 Warranty Deed July 9, 1971, Book 71 page 10005,
Lots (p)11-12
Asa L. Smith & Wife (Alma)
to
Highland Corporation
\$1 plus other good and valuable consideration
- 1973 Mortgage August 1, 1973, Book 73 page 15965,
Lots (p)11-12

Equity Investments
to
Citizen State Bank
\$4,800

1973 Release August 2, 1973, Book 73 page 16070,
Lots (p)11-12
State Securities Co.
to
Highland Corporation

1973 Warranty Deed August 2, 1973, Book 73 page 16071,
Lots (p)11-12
Highland Corporation
to
Equity Investments
\$1 plus other good and valuable consideration

1977 Release March 7, 1977, Book 77 page 5150,
Lots (p)11-12
Citizens State Bank
to
Equity Investments

1977 Mortgage October 27, 1977, Book 77 page 31020,
Lots (p)11-12
Equity Investments
to
Citizens State Bank
\$4,600

1977 Warranty Deed December 29, 1977, Book 77 page 34582,
Lots (p)11-12
Equity Investments
to
Paul L. Sutton
\$1 plus other valuable considerations

1977 Mortgage December 29, 1977, Book 77 page 34583,
Lots (P)11-12
Paul L. Sutton & Wife (Esther Marie)
to
First Savings Co.
\$7,500

1978 Warranty Deed June 17, 1978, Book 78 page 16111,
Lots (p)11-12
Paul L. Sutton & Wife (Esther Marie)
to
Gregory G. Weber & Theresa A. Luhr
\$16,450

1978 Affidavit June 18, 1978, Book 78 page 1625B,
Lots (p)11-12
Paul L. Sutton as to possession

- 1980 Release September 4, 1980, Book 80 page 17681,
Lots (P)11-12
First Savings Co.
to
Paul L. Sutton & Wife (Esther Marie)
- 1980 Warranty Deed September 4, 1980, Book 80 page 17681,
Lots (p)11-12
Gregory S. Weber
to
Theresa A. Weber
\$1 plus other valuable consideration (now husband
and wife)
- 1980 Affidavit September 4, 1980, Book 80 page 17682,
Lots (p)11-12
Douglas B. Claussen as to identity of Theresa
(Luhr) Weber
- 1980 Mortgage September 4, 1980, Book 80 page 17683,
Lots (p)11-12
Gregory S. Weber
to
First Federal Savings
\$11,000
- 1980 Release September 5, 1980, Book 80 page 17789,
Lots (p)11-12
Citizen State Bank
to
Equity Investments
- 1981 Warranty Deed June 27, 1981, Book 81 page 12077,
Lots (p)11-12
Gregory S. Weber
to
Diane L. Carlson
\$23,750
- 1981 Mortgage June 30, 1981, Book 81 page 12078,
Lots (p)11-12
Diane L. Carlson
to
First Federal Savings and Loan
\$22,550
- 1981 Release July 5, 1981, Book 81 page 12606,
Lots (p)11-12
First Federal Savings and Loan
to
Gregory S. Weber & Wife (Theresa)
- 1986 Warranty Deed March 26, 1986, Book 86 page 25183,
Lots (P)11-12

Diane Carlson
to
City of Lincoln
\$27,000

1986 Release March 26, 1986, Book 86 page 25184,
Lots (p)11-12
First Federal Savings and Loan, Lincoln
to
Diane Carlson

2. Date of Erection: Before 1908.

3. Alterations and Additions: The house may have been originally constructed a few feet to the north of its present site and moved to this location prior to the construction of the Worster-Gert house. Exterior modifications include the addition of a wing with basement to the rear of the main core of the house, and more recently, a small deck at the rear entrance. The outline of a closed-in doorway is evident on the front facade but the date of this alteration remains unknown.

The interior of the house has been extensively remodelled.

4. Historical Events and Persons Associated with the Structure: It is believed that the residence was originally the Eaton home. By 1908 John Worster owned the property and it is probable that he moved the house a few feet south to its present location. The Worsters rented out the property until 1920 when they took up residence in the house.

In 1910, ten people lived in the house including the Knaub family with their five children, the Strasheim family, and a boarder, Henry Roth. Eight members of the household had immigrated from Russia between 1903 and 1908. Mr. Knaub was a bricklayer. The two other men were laborers for the Chicago, Burlington and Quincy Railroad.

In 1914 eight people lived at the residence, the Roh and Harris families. The Harris family had immigrated from Russia in 1912 and the Roh family in 1913. Both men served one year in the Russian army.

Between 1947 and 1952 the Worster family again rented out the property. Subsequent owners have both resided at and rented out the house.

ARCHITECTURAL INFORMATION

1. Architectural Interest and Merit: The Eaton-Worster house displays, in its overall massing, architectural characteristics which resemble those of the Volga-German preferences in the district. Of the five houses comprising this study, it is distinctive (perhaps because of its initial

Anglo construction) with regard to the degree to which style-conscious American vernacular details were derived from the Neo-Classical Revival. The rebuilding of the porch c.1928 may also show Volga-German tendencies toward assimilation, conservatively expressed (e.g. late date for Neo-Classical Revival details).

2. Condition of the Fabric: Fair (to be demolished).

3. Summary Description: The Eaton-Worster house is a one and one-half story rectangular mass, measuring approximately four meters by six meters, covered with a front facing gable roof with outshut to the north. Extending from the rear (west) of the core is a wing with gable roof. The entire house rests on a raised foundation.

4. Description of Exterior: The main core of the house is oriented longitudinally, the shorter dimension forming a portion of the front (east) facade. This facade is an asymmetrical composition with the door located on the right side. The gable is pierced by a large window and finished with a return cornice on the left side. A hip-roofed porch, extending nearly across the full facade, is supported by four, built-up wood Tuscan columns and further defined by low wooden railings.

Exterior walls are sheathed with narrow clapboard siding (except the west wall of the rear wing which is sheathed with wide wood composition siding) and are enframed with corner boards, wide-board water table and wide-board cornice. Door and window openings are enframed with plain wood trim and crowned with a simple wood molding. Windows are double-hung single pane wood sash.

Structurally, the house is of simple wood frame construction. Foundations are concrete masonry units, rock-faced around the entire exposed perimeters of the main core, outshut and rear wing.

5. Description of Interior: A basement exists beneath the core and west wing. The main level of the core consists of an entrance hall and parlor on the east; bedroom and toilet on the west accessed from a hallway. A stairway to the second level is located in the center of the plan. The rear wing contains a large kitchen/dining area and stairway to the basement.

Interior finishes consist of gypsum board. Woodwork is plain and of contemporary configuration.

6. Orientation, Setting and Outbuildings: The house is located in the northwest portion of the South Bottoms Historic District and faces east on South 1st Street. The property is bounded by the Worster-Gert house (documentation included) on the north, a vacant lot on the west and a house on the south.

One outbuilding, a frame garage, is located at the rear of the

property.

SOURCES OF INFORMATION

Records:

Building Permits, Building Permits and Inspections
Administration, City of Lincoln, Nebraska.

Lancaster County Assessment Books and Tax Lists 1905-1929,
County Assessor's Office, Lincoln, Nebraska and State Archives,
Nebraska State Historical Society.

Murphy, Dave and Kathleen Fimple, "South Bottoms Historic
District, Lincoln, Nebraska," National Register of Historic
Places - Inventory Nomination Form. Lincoln, Nebraska: 1986.

Polk's Lincoln City Directory, Lincoln, Nebraska: Polk -
McAvoy, 1908 - .

Records of Deeds, Clerk of the County Court, Lancaster
County, Lincoln, Nebraska.

Sanborn Map Company, Sanborn Fire Insurance Maps, Lincoln,
Nebraska. New York: Sanborn Map and Publishing Company, 1902,
1927.

US Bureau of the Census, Record Group 29 (Lancaster County),
624, Roll 849-850. Thirteenth Census of the United States: 1910.

Williams, Hattie Plum and Jacob J. Stroh, "Census of the
German-Russian Population, Lincoln, Nebraska". State Archives,
Nebraska State Historical Society, Micro.#7369.

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